ACCESSORY DWELLING UNITS

(Effective June 25, 2024)

One Accessory Dwelling Unit per Lot shall be permitted by right under the following circumstances: *

ADU# 1

On an owner-occupied property as a reasonable accommodation for family members with disabilities. *

- The principal dwelling or the ADU must be owner occupied. *
- May be located within an existing dwelling, addition to the dwelling, existing detached structure, addition to detached structure, or new detached structure. *
- New structures and/or additions require compliance with all Dimensional requirements of the Ordinance. *
- Can be established for any "family member", as defined in the Zoning Enabling Act, with disabilities. *
- Permitted in any district where a legal conforming single-family or multi-family dwelling unit, or legal non-conforming single-family or multi-family dwelling unit, is established. *

ADU#2

On a lot with a total lot area of twenty thousand square feet (20,000 sq. ft.) or more for which the primary use is residential. *

- The lot size must be a minimum of 20,000 square feet. *
- May be located within an existing dwelling, addition to the dwelling, existing detached structure, addition to detached structure, or new detached structure. *
- New structures and/or additions require compliance with all Dimensional requirements of the Ordinance. *
- Permitted in any district where a legal conforming single-family or multi-family dwelling unit, or legal non-conforming single-family or multi-family dwelling unit, is established. *

ADU#3

Where the proposed ADU is located within the existing footprint of the primary structure or existing accessory structure or detached structure and does not expand the footprint of the structure. *

- The ADU must be located within the footprint of an existing structure. *
- Permitted in any district where a legal conforming single-family or multi-family dwelling unit, or legal non-conforming single-family or multi-family dwelling unit, is established. *

ADU#1, ADU#2, or ADU#3 above shall also comply with all the following:

1. A one (1) bedroom ADU shall be limited to no more than 900 square feet of interior floor area or 60 percent of the floor area of the primary dwelling, whichever is less. (Interior floor area is that which is completely enclosed by a floor, walls, and roof.) *

2. A two (2) bedroom ADU shall be limited to no more than 1200 square feet of interior floor area or 60 percent of the floor area of the primary dwelling, whichever is less. (Interior floor area is that which is completely enclosed by a floor, walls, and roof.) *

3. ADU's shall not be offered or rented for tourist or transient use or through a hosting platform, as such terms are defined in § 42-63.1-2 of the RIGL. *

4. One additional off-street parking space per bedroom for the ADU shall be provided.

5. The dwelling in which the ADU is proposed shall meet all state requirements for the treatment of on-site wastewater and potable water. *

* Mandates by State Law RIGL §45-24 Zoning Ordinances